

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, July 17, 2019

6:30 p.m.

MEMBERS

Sherry Roberts - Chair

Joseph Fetzer – Vice-Chair

Lisa Bauer- Member

Sharon Michael - Member

Loretta Grentzer - Secretary

Cathy Bertovich - Alternate

Clyde Shetler - Alternate

STAFF

Kathryn A Dale, AICP, Zoning Inspector

MEETING PROCEDURE: The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other Township boards and commissions, we only hear relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, proceed to the podium, and state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. Other persons with standing to testify are to limit their remarks to three (3) minutes or less. These limitations may be extended if the Board requests or approves further testimony.

I. Call to Order.

II. Pledge of Allegiance.

III. Roll Call.

IV. Adjudication Hearings.

- a. **BZA-2019-100 7335 Brooklyn.** Request for an Area Variance to Section 3.5.7 to allow for a new single-family home to encroach into the east, front-yard setback (3' proposed/ 20' required). **Ben & Kathleen Bush, Owners.**
- b. **BZA-2019-101 8254 Joann (Rocky Point RV & Marina).** Request for an Area Variance to Section 4.2.2.iii & v. to allow the east, access drive to encroach into the 20' required buffer (10' & 15' proposed). **Rocky Point RV & Marina, LLC, John Seifert, Owner.**
- c. **BZA-2019-106 7581 E. Harbor Road, Big Bopper's.** Request for Area Variances from Section 3.1.8.D to allow for an addition at the rear of the existing restaurant to encroach into the front-yard setback (21' proposed/70' required) and the side-yard setback (3' proposed/10' required), Section 7.9.3.A. to allow for the addition onto a nonconforming structure to exceed the 20% addition limitation (41% proposed) and Section 5.2.1.C.vi to have fewer parking spaces than required (20 proposed/37 required). **Kizzie Culbert, Agent/ Kenneth Kostal, Owner.**

V. Approval of June 19, 2019 Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2019-075 2380 N. Buck Road.** Request for an Area Variance to Section 3.5.7 to allow for a new single-family home to encroach into the east, front-yard setback (16' proposed/ 20' required). **Jennifer Brown & Thomas Beercheck, Owners/ Pete Johnson, Agent.**
- b. **BZA-2019-083 1530 S. Danbury N./ SR 269 (The Watering Hole).** Request for a Conditional Use in accordance with Section 3.1.10.C.vii & Section 4.16 to allow for the expansion of a Commercial Amusement Enterprise. **North Coast Zoological, LLC owner/applicant, Michael Prosser, Agent.**

- c. **BZA-2019-084 8345 Joann.** Request for an Area Variance to Section 3.5.7 & 5.1.B to allow for an addition onto the existing home and a detached garage to encroach into the east, front-yard setback (20' required/5' proposed) and Section 7.9.3.A to allow for the addition onto the nonconforming home to exceed 20% of the original square footage (211.2s.f allowed/564s.f; 53.4% proposed). **James & Cynthia Fish owner/applicant, Michael Prosser, Agent.**

VII. Old Business.

VIII. New Business.

IX. Other Business.

X. Reports & Communications from Members & Staff.

XI. Adjournment.